

REGULAR MEETING
BELMONT REDEVELOPMENT AGENCY

Tuesday, June 10, 2003

CALL TO ORDER 7:32 P.M.

ROLL CALL

Directors Present: Warden, Bauer, Metropulos, Wright

Staff Present: City Manager Kersnar, City Attorney Savaree, Assistant City Manager Rich, Public Works Director Davis, Community Development Director Ewing, Finance Director Fil, Agency Secretary Cook

MINUTES APPROVED ON CONSENT CALENDAR

Approval of Minutes: Regular Meeting of May 13, 2003.

WARRANTS APPROVED ON CONSENT CALENDAR

Approval of Warrants dated: May 30, 2003, in the amount of \$8.53.

RESOLUTIONS APPROVED ON CONSENT CALENDAR

Approval of Resolution 412 Approving Funding from Redevelopment General Fund for Place-Making Study in Downtown Belmont by SamTrans / Samceda / Peninsula Policy Partners.

Action: On a motion by Director Metropulos, seconded by Director Bauer, the Consent Agenda was unanimously approved by a show of hands.

OLD BUSINESS

Report on Relocation and Refurbishment of Emmett House and Request for Authorization to Prepare Bid Documents.

Community Development Director Ewing reviewed the architectural renderings and estimated costs for relocating and rehabilitating the Emmett House in the proposed location on Sixth and O'Neill. He stated that in order to fit the house on the new site, variances would be required for height, setback, and size. He also stated that in order to better accommodate the structure, the position could be shifted, but this would require an abandonment of some right-of-way on Sixth. He clarified that in discussing

the matter with Public Works, the right-of-way would not likely be needed for roadway, so this option was feasible.

Community Development Director stated that some of the historic features of the building from 1910 would be restored, thereby meeting a community goal of preserving an historic resource. He added that the building would be rehabilitated to accommodate four one-bedroom low-to-moderate housing units, and that one of those units would be ADA accessible. He stated that the recommendation is to change the zoning to Planned Development, which will enable the Redevelopment Agency to control the use and design, and would take care of the variances. He also stated that the Agency's options for the building once it was rehabilitated would be to sell, keep and manage in-house, or outsource the management to a non-profit agency.

Community Development Director Ewing stated that the cost estimates for moving and rehabilitating were just over \$1 million. He clarified that to build a similar four-unit housing structure would cost approximately \$200,000 less, but that this amount could be considered the price for historic preservation. He added that a replica of the Emmett House would cost about the same or slightly more than rehabilitating the existing structure.

Community Development Director Ewing concurred with Director Warden's comment that the value of the land where the Emmett House currently sits could offset the cost as well, and added that there would also be a cost to demolish the structure, should that be the direction of the Agency. He also added that the RDA has sufficient funds in the RDA low-to-moderate income housing fund for this project.

In response to a question from Chair Wright, Community Development Director Ewing stated that staff had not explored management options for the facility other than non-profit agencies, but that this option was possible, and that the building's use and historic preservation could be controlled with restrictions. He clarified that the moderate-income cap was \$80,000 for a family of three.

Denny Lawhern, Hiller Street, co-President of the Belmont Historic Society, stated that he supported the plan to move the building, since it preserves the Emmett House and provides four LMI units.

David Long, South Road, Central Neighborhood Association President and owner of an historic home, also spoke in favor of staff recommendation to move the building. He added that the building could become a legacy for the community and future generations.

Director Metropulos stated that this was a good project which preserved an historic building and provided affordable housing.

Director Warden concurred, and added that the cost to build the units from scratch was not much less. He also liked the plan to restore features on the Emmett House such as the veranda and the widow's walk.

Director Bauer stated that he originally was not in favor of moving the building, but now it makes sense, since it is structurally sound. He also agreed that the land where the Emmett House currently sits has value.

Chair Wright stated that the comparison chart of options in the staff report made the decision easy, based on the per-unit cost. He added that he would support exploring options for future management, including private agencies.

In response to Directors' questions and comments regarding a parallel process for planning the future use of the current site, Community Development Director Ewing stated that this would be a Priority Calendar item, and would be brought back in September.

Action: On a motion by Director Warden, seconded by Director Bauer, all items outlined in the staff recommendation for moving and rehabilitating the Emmett House to Sixth and O'Neill Avenues, including entitlements and abandonment of right-of-way on Sixth Avenue, were unanimously approved by a show of hands.

ADDITIONAL BUSINESS

Public Hearing to consider proposed budget Fiscal Year 2003/04.

This item was continued to the Public Hearing for the Budget of the Regular City Council Meeting.

ADJOURMENT – at this time, being 9:35 P.M., this Public Hearing and Meeting were adjourned.

Terri Cook

Agency Secretary

Meeting tape-recorded and videotaped

Tape No. 556